



**first
national**
REAL ESTATE

Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/39 HEARN STREET, ALTONA NORTH,

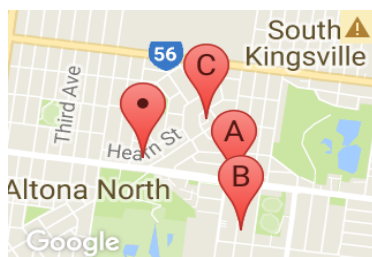
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$430,000 to \$470,000**

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (Unit)

\$520,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/205 MASON ST, NEWPORT, VIC 3015

2 1 1

Sale Price

***\$360,000**

Sale Date: 05/08/2017

Distance from Property: 629m



2/6 CLYDE ST, NEWPORT, VIC 3015

2 1 1

Sale Price

\$500,000

Sale Date: 04/05/2017

Distance from Property: 828m



4/15 STAPLEY CRES, ALTONA NORTH, VIC

3 1 1

Sale Price

\$451,500

Sale Date: 01/07/2017

Distance from Property: 498m



This report has been compiled on 16/10/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/39 HEARN STREET, ALTONA NORTH, VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$520,000

House

Unit

X


Suburb

ALTONA NORTH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/205 MASON ST, NEWPORT, VIC 3015	*\$360,000	05/08/2017
2/6 CLYDE ST, NEWPORT, VIC 3015	\$500,000	04/05/2017
4/15 STAPLEY CRES, ALTONA NORTH, VIC 3025	\$451,500	01/07/2017